

Ward-Ryerson-Patterson House (Long Pond Ironworks Hist. Dist.) HABS No. NJ-923  
1266 Greenwood Lake Turnpike  
West Milford  
Passaic County  
New Jersey

HABS  
NJ  
16-MILEW,  
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MID-ATLANTIC REGION, NATIONAL PARK SERVICE  
DEPARTMENT OF THE INTERIOR  
PHILADELPHIA, PENNSYLVANIA 19106

HABS  
NJ,  
16-MILFW,  
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HISTORIC AMERICAN BUILDINGS SURVEY

WARD-RYERSON-PATTERSON HOUSE  
(Long Pond Ironworks Historic District)

HABS No. NJ-923

LOCATION : 1266 Greenwood Lake Turnpike  
West Milford, Passaic County, New Jersey  
Long Pond Historic District  
USGS : Greenwood Lake Quad  
UTM Coordinates : 17.558330.4554120

PRESENT OWNER : The State of New Jersey

PRESENT OCCUPANT : Vacant

SIGNIFICANCE :

The Ward-Ryerson-Patterson House is an integral component of the Long Pond Ironworks National Register Historic District. Parts of the house date to before 1790 and was expanded to its present form during the Ryerson family tenure of the forges at Long Pond and Ringwood. Architecturally, it is an excellent example of the Federal and Greek Revival modes from c.1830.

Part I . HISTORICAL INFORMATION

A. Physical History :

1. Dates of Erection : before 1790

2. Architect : unknown

3. Original and Subsequent Owners :

1750 APR 13	Thomas Ward of Ringwood
1790 OCT 1	James Ward House and 12 acres
1823 JUL 26	John G. Ackerman
1823 DEC	Richard G. Ryerson
1833	Jacob Ryerson
1842 JUN 7	George Patterson
	William Patterson
1923	The Ringwood Company
1980 SEP 5	The State of New Jersey

4. Builder, contractor, suppliers : Unknown

5. Original plans and construction : None found

6. Alterations and additions :

The Ward-Ryerson-Patterson House has had at least five architectural transformations over 200 years. The original house dates to before 1790 when a property description mentions James Ward's house. This seminal building is probably the southern three bays of the extant house with two first floor rooms, a side hall and a kitchen wing. This is evidenced in the extant foundations which define the plan configuration ( SEE PAGE 15). These foundations further indicate the existence of back to back corner fireplaces in the two main rooms rising together on the east end wall. The kitchen fireplace rose against the wing's west wall. It may have had a stair to a second floor or the house was originally one or one and one-half stories tall. This is not clear architecturally and the shape of the early roof is unknown.

THE WARD - RYERSON - PATTERSON HOUSE  
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Sometime around 1835, probably associated with the Ryerson occupancy of the house, the plan/form was expanded by the filling of the "L" plan into a full rectangle. The house then underwent a formal overhaul. The facade was balanced in five bays with a center, transomed doorway. The first floor plan contained four rooms including a smaller kitchen, all centrally organized off a center hall (SEE PAGE 16). The first floor framing system that is extant probably dates to this period. There was a second floor with attic windows and full height windows on the end walls. The gambrel roof framing dates to this period and the old fireplace chimneys were extended to the ridges of the new roof form. It is uncertain as to whether there was a porch across the front of the house at this time.

The house received a Victorian front c.1890. This aesthetic change included the addition of an enclosed vestibule at the west end of the front wall. This enclosure consumed the window at this location and gave direct access to the southwest corner room. This room received a larger Victorian sashed double hung in its remaining front window. The extant louvered shutters date from this period. The front porch dates to this era as well. The column supports are bracketed as is the overhanging cornice. It is possible that a shed extension, perhaps part of the extant restaurant kitchen shed, was also constructed at this time (SEE PAGE 17). Because of latter changes, it is difficult to ascertain how this era affected the interior spaces.

The Ward-Ryerson-Patterson house was converted to a restaurant in the twentieth century. From the architectural evidence, this would appear to have taken place around 1930 when the large dining room and commercial kitchen were added to the north and east sides of the house (SEE PAGE 18). The original kitchen space yielded to rest rooms and circulation between the new kitchen and dining room. The stair to the second floor and the "opening up" of passages between rooms on the first floor and the hall appear to date from this era. The large dining room, clad in Neo-Classical Revival style, took advantage of the orientation to the Wanaque River with large picture windows.

The last alterations that the house / restaurant underwent were as recent as the late 1970's and early 1980's when the restaurant was as the Holy Mackerel. Most of the changes were cosmetic including acoustical tile ceilings and wall paneling. However the two original rooms on the east end of the house were sub-divided into three lesser rooms and the corner fireplaces were removed.

## B. Historical Context

In 1750 Thomas Ward of Ringwood purchased the land on which the Ward-Ryerson-Patterson House stands. No dwellings or structures are mentioned in the deed for this transaction. The first documentary reference to the house is in a deed of October 1, 1790 which returned a 12-acre tract of land to James Ward. It is likely that the house was built by James Ward shortly before 1790.

Martin Ryerson purchased Long Pond and Ringwood Ironworks in 1807. With the need for war iron, the economic operation of the Long Pond forges became feasible. The Ryerson family guided the Long Pond/Ringwood Ironworks through the next decades of the nineteenth century. It was during this era that the old Ward House was virtually rebuilt for the Richard and Jacob Ryerson families. A formally planned and fronted house was created in what is transitional Federal to Greek Revival styling. The dwelling of this period is representative of its time and makes the strongest link to the Long Pond Ironworks via the Ryerson family.

In 1842 the house was sold to George Patterson who lived in the house and farmed the land. In the 1880's Patterson owned 200 acres. William Patterson, son of George, also farmed the land here and also ran a store. Billy Patterson ran the store with George Thorn, the local Long Pond school teacher. Thorn was also a boarder at the Patterson House. Billy Patterson died in the house in 1917 at the age of 78.

The Ringwood Company acquired the property in 1923 and leased the house to a series of restaurant operations known as the Copper Kitchen, the Wanaque Valley Inn, the Paul Bunyan and the lastly as the Holy Mackerel. In 1980 the State of New Jersey purchased the house utilizing Green Acres funds making part of the Ringwood State Park. The house has been abandoned for about five years and at the time of this recording was owned by the State of New Jersey. The house was identified in 1982 as part of the Long Pond Ironworks National Register Historic District. The North Jersey Water Authority and the Hackensack Water Company have agreed to relocate the house out of the proposed project area of the Monksville Reservoir.

See field records for 1974 Long Pond Ironworks National Register nomination.

## Part II ARCHITECTURAL INFORMATION

### A. General Statement

#### 1. Architectural Character

The Ward-Ryerson-Patterson House is of high architectural interest and importance due to its transitional Federal to Creek Revival styling, its early date and its association with the Long Pond Ironworks Historic District. Its period and its styling would make this building of state and local significance whereas its association with the Ironworks and the Ryerson family would warrant national significance.

#### 2. Condition of Fabric

The condition of this house is fair. The historic envelope seems sound although at the time of this assessment, the entire north end wall was concealed by the dining room addition. The structure is a combination of joined-hewn heavy timber and sawn members, characteristic of the early nineteenth century. The physical appearance of the extant fabric has sufficient integrity to convey a c.1830 theme.

### B. Description of the Exterior

1. Overall dimensions of the main house are thirty-five feet, eight inches (35 ft.-8 in.) by twenty-nine feet, six inches (29 ft.-6 in.). The dining room addition to the west is twenty feet (20 ft) by thirty-six feet (36 ft). The commercial kitchen is twenty-eight feet, eight inches (28 ft.-8 in.) by fifteen feet (15 ft.). The cooler attached to the north side of the kitchen is six feet, six inches (6 ft.-6 in.) by eight feet (8 ft.). The entrance to the cellar and the kitchen is covered with a shed roof that is eight feet (8 ft.) by fifteen feet (15 ft.). However only the cellar entrance is enclosed in an ten by eight foot attachment.

2. The foundation of the main house is of random uncoursed ashlar and is sixteen inches thick. The stone is of various granites, fieldstones and puddingstones. The dining room foundation is of similar thickness but composed of poured in place concrete with a stone veneer. The stonework is of the same material and disposition as the older building. The crawl space foundations of the kitchen segments appear to be of all stonework of an undertermined thickness.

3. Walls of the main house are of both hewn posts and sawn studs. Within some walls examined, there existed brick nogging. The posts may be let into the 6 inch by 6 inch sill plate which runs continuously except for the stone end walls and the related fireplace/chimney work. The walls appear to be braced diagonally. The integrity of this framing system seems suspect at the areas which were altered during the conversion to restaurant use. The dining room and kitchens are framed with sawn wooden studs. The exterior cladding is of horizontal wood siding. This siding varies in exposure. On the front wall of the main house it is 5 inch pine to the east of the door and 4 1/2 inch cedar to the west. The dining room has 4 3/4 inch exposure. The east end wall of the main house has 7 inch siding up to the top of the second floor windows. Above this point it is 5 inch. The kitchen has 5 inch novelty siding on the west wall. The north wall of the kitchen has 4 7/8 inch exposure to the west and 4 inch to the east. The ice box has double beaded wainscoting.

4. The front and back walls are bearing for the first and second floor framing systems. The first floor beams are let into the sill plate and into the intermediate 8x8 girder which spans longitudinally from fireplace girt to fireplace girt. The floor beams are of various sizes generally running six inches deep. These have 11 foot lengths on the north spans and 16 foot lengths on the south side. Spacing of the beams also varies. The second floor of the main house appears to be of a similar system with wider spacings and an intermediate bearing wall in lieu of the girder. The attic floor joists are collars for the roof rafters and are carried by two intermediate girders. These span from the chimney end walls to internal posts that are contained within the second floor walls or. The joists override the girder and are then joined to the roof rafters. The roof structure is a fine example of a heavy timber, braced frame, gambrel. The transition in the gambrel roof slope corresponds to the longitudinal run of a 5x5 girder that is broken into three spans by 5x6 posts. The posts are carried by the girder below and the end walls. The posts are tied transversely by a 4x6 that is diagonally braced down to the posts. The girders are also braced down to the posts longitudinally. The upper rafters are 3x4s and the lower rafters are 3x5s. The upper roof slope is 3 in 12 whereas the lower slope is 12 in 12. The rafters carry a lath and wood shingle roof.

The dining room floor is carried in 2x10s at 16 inches on center. These span between the north bearing wall, an intermediate girder built up from three 2x10s and a similar girder against the end wall of the main house. The girder spans are relieved by concrete block piers under the crawl space (southern two-thirds of the cellar) and by a steel column in the full cellar portion. The walls of the first floor would appear to be bearing only at the south side where the relatively flat roof has a subtle pitch. the west side of the restaurant kitchen has sawn joists over a crawl space. The east side has a combined joist and concrete slab floor. The shed roof pitches from south to north with the north wall as bearing.

5. The column-supported piazza runs the length of the front except where interrupted by the projecting north end vestibule entrance. The three irregularly-spaced 5x5 columns carry a longitudinal beam 7 inches deep. The roof overhangs the beam by 9 inches and the soffit is supported by jigsaw-cut scroll brackets spaced 26 inches on centers. The columns are also adorned with a similar bracket, much deeper that visually supports the beam. The ceiling is clad with double beaded paneling. The floor is random flagstones set in a concrete slab. The most recent cellar access is located at the east end of the north side, concealed by a small shed. The stair here is poured in place concrete. Another, perhaps earlier stair, exists just west of this stair. Here the wooden stair set in a poured concrete opening linked the commercial kitchen and the cellar. Before the conversion to restaurant use, the cellar appears to have been accessed from the north end of the west end wall where the opening presently exists as a link between the cellar under the dining room and the main house. Considering the earlier topography, this door was probably at grade rather than contained within a bulkhead enclosure.



6. Chimneys exist on the end walls of the main house. On the east end wall, the foundations for the corner fireplaces are extant in the cellar. The fireplaces have been removed from the main floor. The foundation and end wall on the first floor are of stone. The chimneys above the first floor are constructed out of brick and rise through the attic in an offset to the ridge of the gambrel roof. The west end chimneys and their fireplaces are intact. There appears to have been a cellar fireplace which was most recently used to vent the boiler. The stonework is similar to the east end wall. The front room fireplace on the first floor has a decorative mantel whereas the back room fireplace, currently bricked-up, appears to have been a wide kitchen type fireplace. The brick chimneys rise through the attic to the ridge in a wider dimension than the east side, because of the additional flue.

#### 7. Openings

a. The main entrance is located in the center bay of the front facade. This opening contains a four-paneled wooden door that is 3 feet, four inches by 6 feet, 4 inches and is 1 1/2 inches thick. Above the door is a transom of leaded glass with two interlocking crescent designs. The window is 11 inches tall and 3 feet, 2 inches wide. There is a broad enframement on both sides which is built up from planar, unmoulded shapes. There is a 5 inch deep fascia across the door and the eastern two bays. The enframement does not return over the transom.

The entry vestibule has a modern paneled door 36 inches wide on its east wall, shielded by the porch. The dining room had one of its window units on the north side converted to a fire door. This also required an exterior wooden stair to be built. Another modern leaf is extant at this location. There are two door connections between the main house and the restaurant kitchen. One is located at the east end of the north wall and the other is at about the mid point of the same wall of the main house. This latter unit is a double swinging modern restaurant door that facilitates movement between the served areas and the kitchen. The other, a 28 inch wide door has been removed. The west end wall windows of the main house have been converted to passageways between it and the dining room. The one to the south end was widened to a 5 foot opening whereas the north end retains a 2 foot, 4 inch width. Doors to the kitchen and the cellar stair are modern doors located under the shed along the east end of the north wall of the main house.

b. There are five bays across the front of the house. The central door is flanked by a pair of windows to either side. Those to the right (east) are double hung wooden windows with 9 over 6 sash. The openings are 28 inches by 57 inches. The panes are 8x10 and the frames are simple unmoulded trim. The units have louvred Victorian shutters. The western-most unit on the front has been removed under the entry vestibule and widened into a passage to the southwest corner room. The other window has a large wooden double hung window with 2 over 2 sash. The opening here is 28 inches by 66 inches and is flanked by similar shutters. The first floor windows on the east end wall are 9 over 6 units similar to those on the front. They also have louvred shutters. There are two types of windows on the second floor of the main house. There are five attic-type windows along the front wall of three lights each. There are three similar units on the north wall. On the end walls are wooden double hung windows with 6 over 6 sash. The attic space has a louvred opening on each end wall. The east unit louvres have been removed. The window system in the dining room is organized around three strips of casements. The west side has three sets of three windows separated by single units. The mullions between are structural and encased externally as pilasters. Each casement is of eight panes. The front and rear elevations of the dining room are organized into a B - A - B rhythm with similar units. The pilasters rest on the continuous sill. The entry vestibule has one large window to the front. This is a large 5 foot wide fixed sash of four lights. The kitchen contains a variety of double hung wood windows of 1 over 1 and 2 over 2 sash. The basement window on the east end wall is enclosed with glass block. The eastern most basement window on the front side is bricked in. The western most on this same side appears to also be bricked in but the sash ( 12 inches by 32 inches ) is still extant.

#### 8. Roof

a. The main roof is a gambrel with 12 in 12 and 3 in 12 slopes. The roof was last covered with temporary roofing paper but the attic reveals a shingle roof on lath. The other flat and shed roofs are covered with various roll roofing materials.

b. The cornice of the main house contained a boxed gutter front and back. The front section has been removed. The cornice assembly consists of a short fascia board and a cyma recta cornice profile. The cornice has short returns at the end walls and is also carried along the gambrel roof lines. Here the cornice is further enhanced by a broad, 12 inch frieze.

The dining room has a full entablature of fascia and frieze with overhanging cornice. The entire assembly rests on the pilaster strips between the windows. The profiles of this cornice attempted to match those of the main house in spirit if not in detail. Drainage was carried into a similar boxed gutter built into the cornice assembly. The shed roofed kitchen has simple unadorned fascia boards along its roof lines. A metal gutter is hung off the north side of these sheds. The downspout system generally shed water to the northwest toward the Wanaque River and Beech Brook.

## C Description of the Interior

### 1. Floor Plans

See Sketch Plans on Pages 19 - 22.

### 2. Stairways

The main stair from the first to the second floor is contained within a stair hall just inside the main front door. This appears to be of early twentieth century vintage, containing unmoulded details and simple treads and risers. The rectangular handrail is supported by 2x2 balusters. The railing returns at the top of the stairs to protect the well on two sides. The stair to the attic appears to be original to the 1830 period. It is a narrow 24 inch wooden stair with closed treads that rises north to south at the north side of the second floor from a small door in the present bathroom. On one of the risers midway up the run has "William Patterson Hewitt NJ" painted on it. There are no internal stairs to the cellar. The present exterior cellar stairs on the east end of the north wall are of poured in place concrete. The adjacent stairs from the kitchen to the cellar are of wooden stringers and open treads.

### 3. Flooring

The main house had wide plank (12-14 inch) flooring on the first floor which was tongue and grooved and 1 inch thick. This has been covered over with a series of raised floors which attempted to level out the sags in the old system. A similar material was used on the second floor. There is no attic floor, only planks across the ceiling joists. The present cellar floor is a concrete slab. The kitchen floor is also a concrete slab. The dining room floor is currently carpeted. Diagonal subflooring is present and visible from the cellar under this space.

### 4. Wall and Ceiling Finishes

The walls and ceilings of the main house were originally plastered over wood lath. This has yielded over time and use to gypsum board and wood paneling of various kinds as well as acoustical tile ceilings. The cellar walls have coarse plaster and whitewashing. The beams and the underside of the flooring is also whitewashed, giving some indication of being "finished off". The attic space is unfinished. The dining room has a wood paneling wainscot with a textured stucco finish above. This stuccoed surface is relieved by the fenestration on the three exterior sides and by vertical wooden strips on the south wall common with the main house. There is a continuous fascia board around the room. The ceiling is of plywood panels that are gridded into large panels by applied strips. The kitchen has a similar ceiling treatment. The kitchen walls vary. The common or south wall with the main house has exposed exterior siding. The other walls have vertical double beaded paneling. Across the east end of the north wall is a brick firebacking to the area of the kitchen stoves.

## 5. Openings

### a. Doors

Other than the main entrance door on the front of the main house (already discussed) none of the other doors are noteable. The openings created in the main house to accommodate the restaurant were modified to have very simple 1x4 architraves. The second floor doors in the main house are simple vertical board doors with "Corbin" rim locks.

### b. Windows

The windows throughout the house, even the older units, have had all of their internal trim altered and simplified.

## 6. Decorative Features

The most noteable interior feature that survives is the fireplace located in the southwest corner room on the first floor. The jambs here are of cast iron, perhaps making cultural reference to the Long Pond Ironworks and the Ryerson family. The opening is 36 inches high and 44 inches wide. The depth is 26 inches. The surround consists of a 4 1/4 inch architrave and a 5 1/2 inch band. The mantel is 10 1/2 inches tall with bolection and cyma reversa mouldings. The entire height to the top is four feet, four inches by five feet wide.

## 7. Hardware

Hardware was replaced as the house was adapted to restaurant use. The most interesting hardware is located in the cellar passage between the west and east sections of the cellar. Here two pintle hinges are extant on the south jamb. The door unit was removed.

## 8. Mechanical Systems

### a. Heating

The entire house was heated by a steam boiler located in the west section of the main house cellar. This was vented up the west end wall chimney. This unit fed cast iron radiators. A remote condenser outside the dining room on the north side, supplied a blower in the dining room with chilled air for distribution to the various dining areas. A large ventilation hood over the kitchen stoves exhausted cooking odors through the north wall.

### b. Lighting

None of the lighting systems or fixtures were of interest.

### c. Plumbing

There is a modern bathroom on the second floor at the top of the stairs. This space has a tub and lavatory set in a vanity on the west wall and a water closet on the east wall. The floor is of ceramic tile. A rest room is present on the main floor associated with the restaurant operation. Here are two water closets set in metal stalls along the east wall and two lavatories along the south wall. The sinks associated with the restaurant kitchen were removed at the time of this work. The building sewer line ran to the north or rear of the house where it spilled out into a drain field. The septic tank was not located.

9. Original Furnishings

No original furnishings were extant.

D. Site

1. General setting and orientation

The house sits on a knoll facing S 20° W towards Greenwood Lake Turnpike just south of the turnpike crossing of the Wanaque River. The knoll is defined by a stone retaining wall on the front and west sides of the house. An opening in this retaining wall directly out from the front door contains steps that led to the turnpike. The knoll is further defined by a cluster of three large oak trees. The topography drops off rapidly to the northwest as drainage runs down to the river and Beech Brook.

2. Historic landscape design

The site has been changed over time to include substantial amounts of fill. From the observed road construction excavations, it seems to indicate that the areas to the southeast of the house have as much as two to three feet of fill. With the additions associated with the restaurant conversion, the landscape of the earlier historic periods were significantly altered.

3. Outbuildings

At this time, the only outbuilding existing on the property was a small wooden structure used as a garage and a chicken coop. It stands about 50 feet northeast of the house.

### PART III SOURCES OF INFORMATION

#### A. Architectural drawings

No architectural drawings were found.

#### B. Historic views

No historic views were found.

#### C. Bibliography

1. Cultural Resource Survey of the Monksville Reservoir Project Area  
Passaic County, New Jersey. Volume 1 , September 1984  
Edward J. Lenik, SOPA, Jo Ann Cotz and Kathleen L. Ehrhardt
2. Architectural / Industrial Archeological Survey and Historic  
Preservation Planning Project for the Long Pond Ironworks  
Historic District, West Milford Twp., Passaic County, NJ.  
October 1982  
Jo Ann Cotz, Herbert J. Githens, Brian H. Morrell and Edward S. Rutsch  
Historic Conservation and Interpretation, Inc.

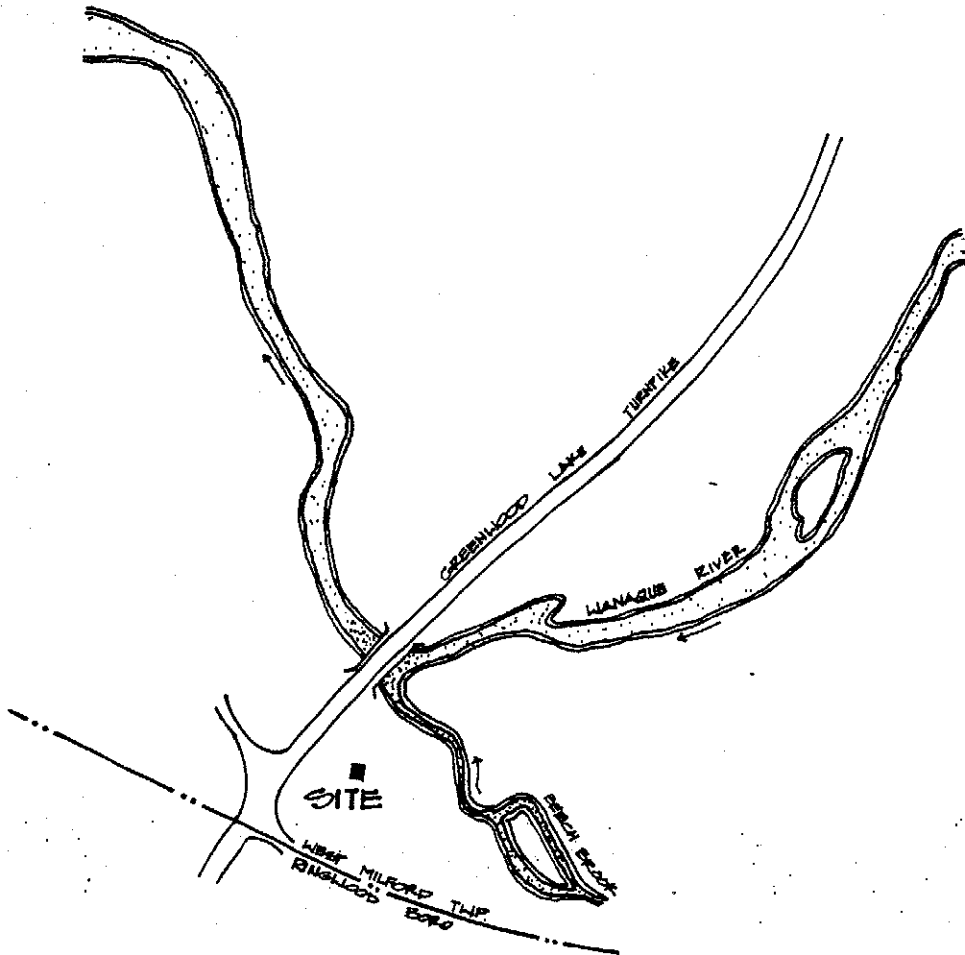
### PART IV. PROJECT INFORMATION

This documentary recording was undertaken in order to facilitate the construction of the Monksville Reservoir by the North Jersey Water Authority and the Hackensack Water Company. The Ward-Ryerson-Patterson House is located within the area to be flooded by this reservoir. Upon completion of this recording, the house is to be relocated on higher ground within the Long Pond Ironworks Historic District. The information gathering and photographic recording took place during the summer of 1985. The final photographs were taken in late September as the land surrounding the house was being prepared for a relocation of the Greenwood Lake Turnpike, east of the house.

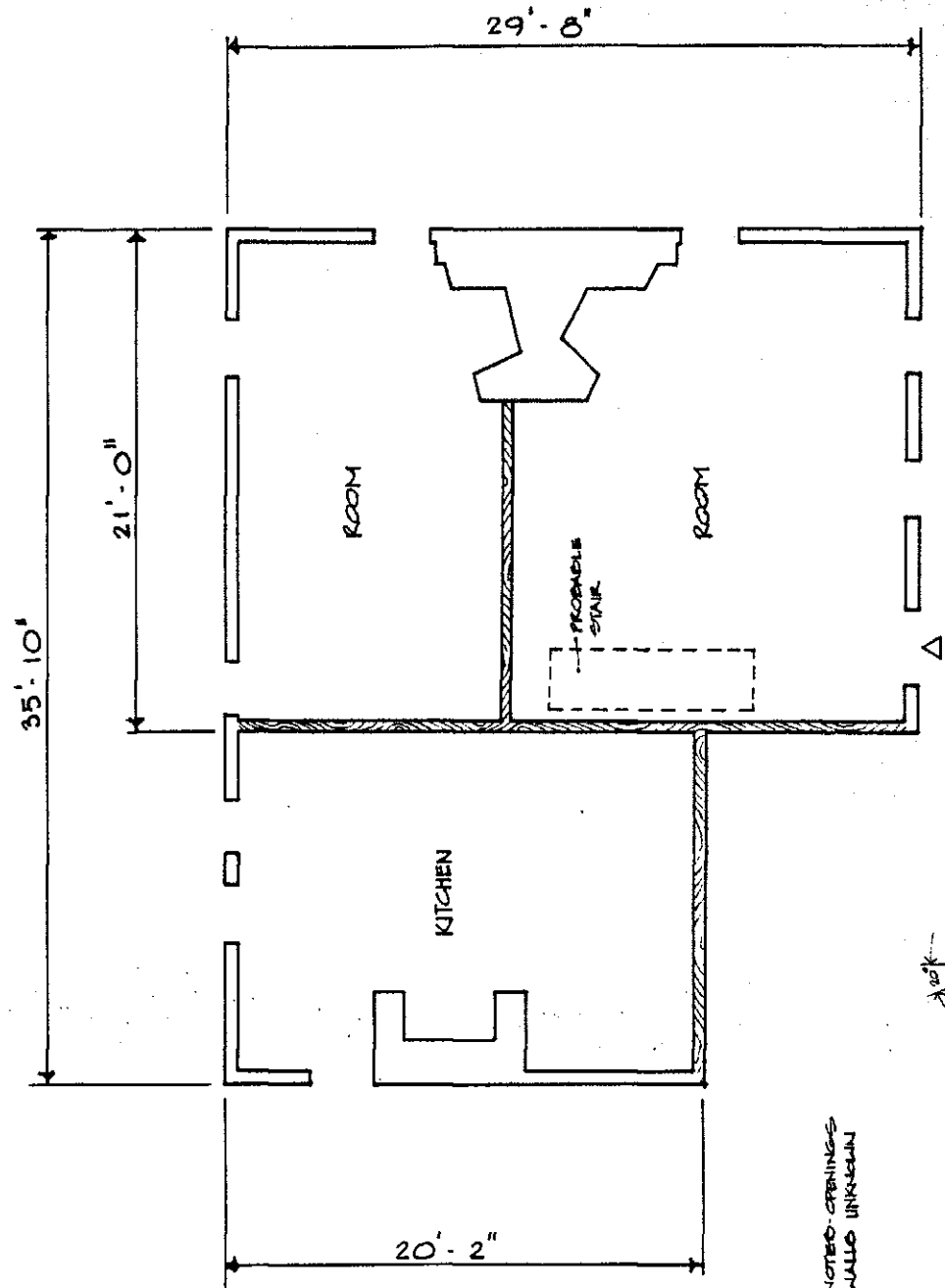
Prepared by : Herbert J. Githens, Historic Architect  
Jersey City, New Jersey

Tony Masso, Photographer  
Highland Park, New Jersey

4 October 1985



LOCATION SKETCH MAP

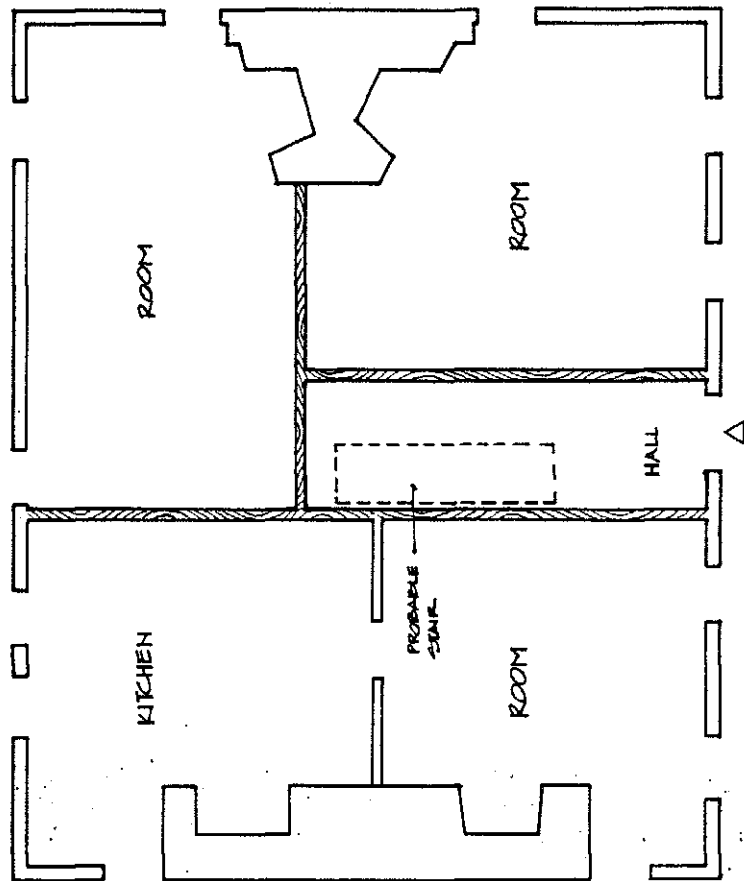


WARD HOUSE C. 1790

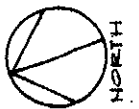


--- : DENOTES OPENINGS  
 IN WALLS UNLESS NOTED



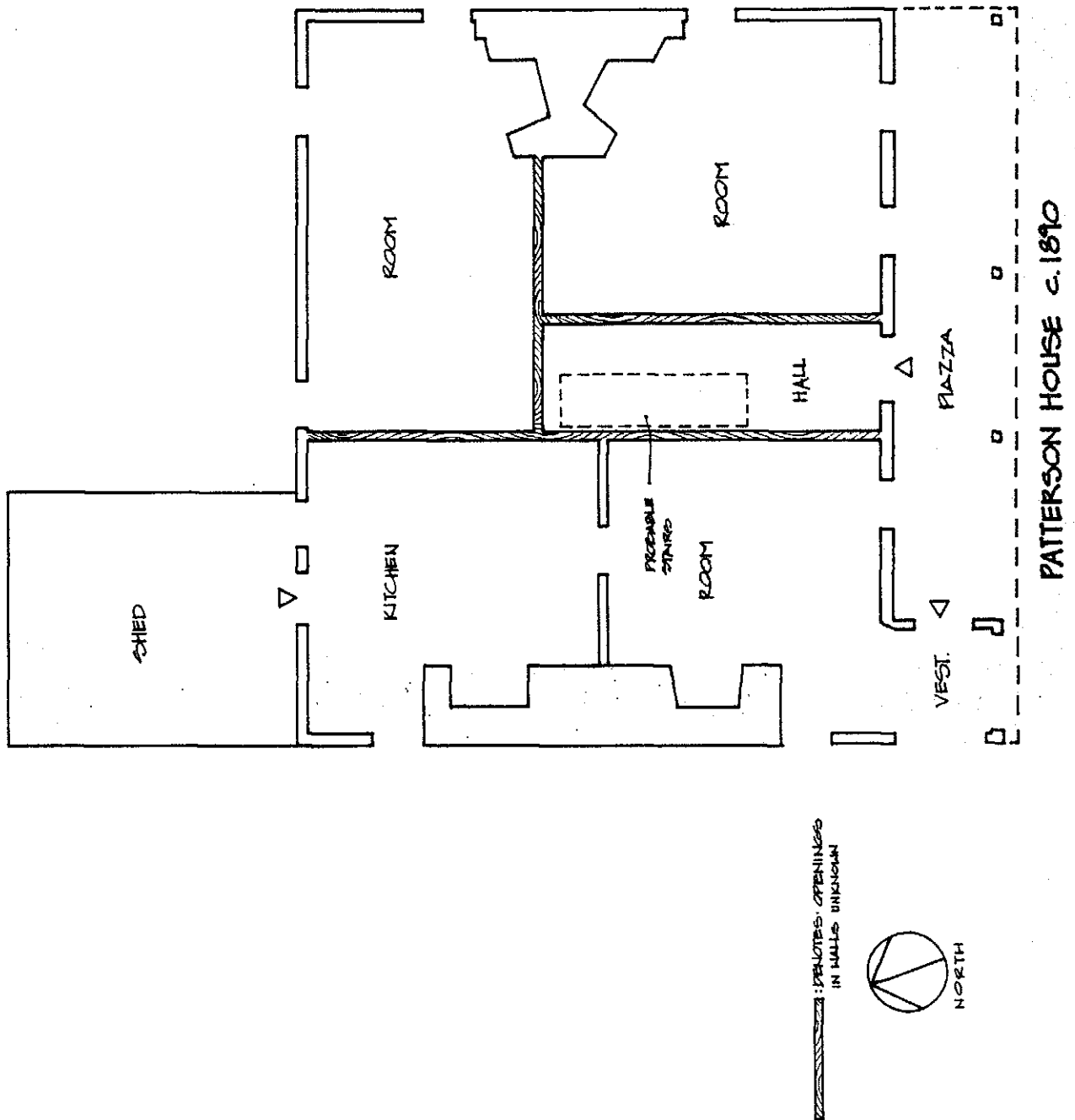


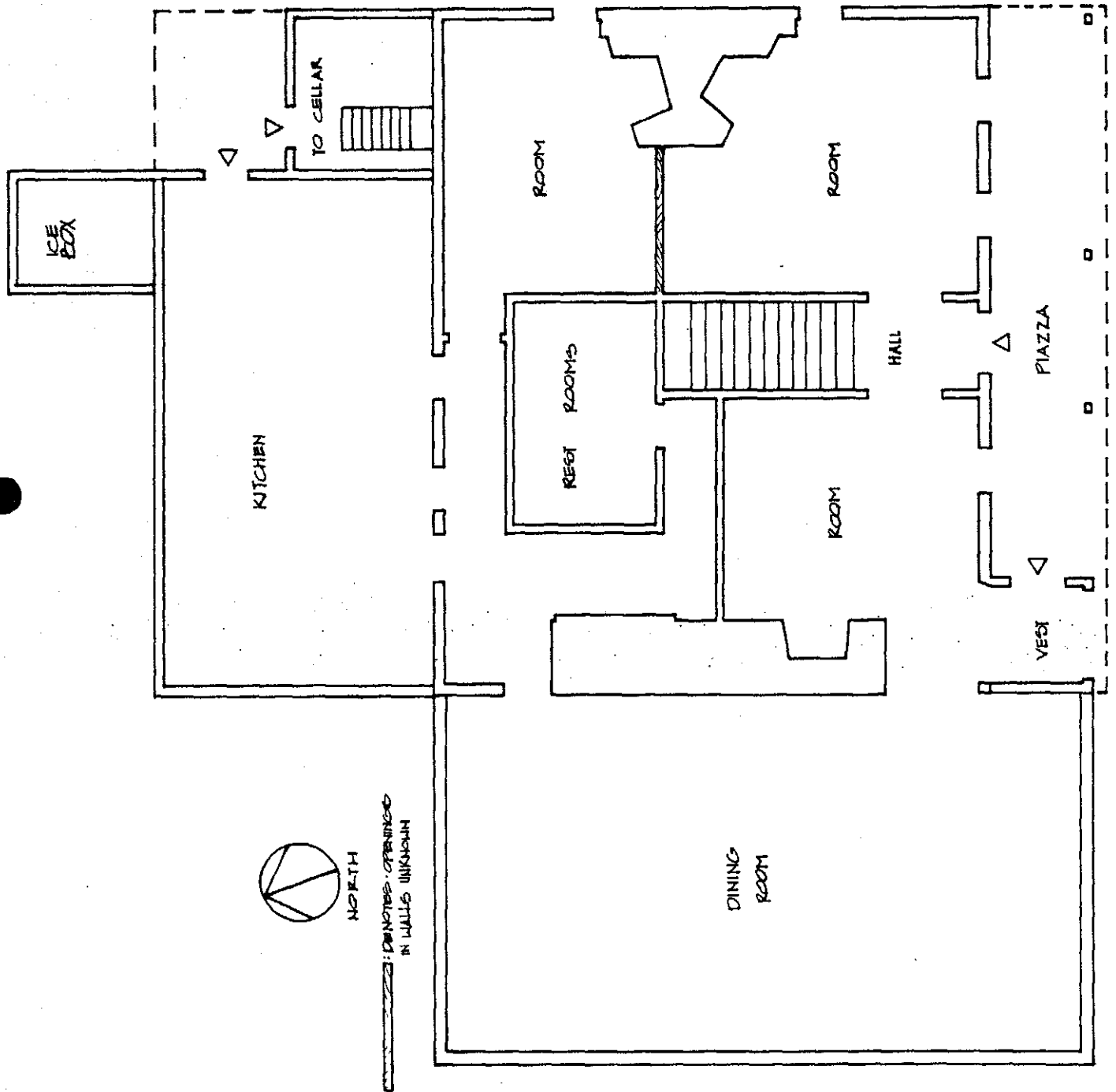
RYERSON HOUSE C. 1830

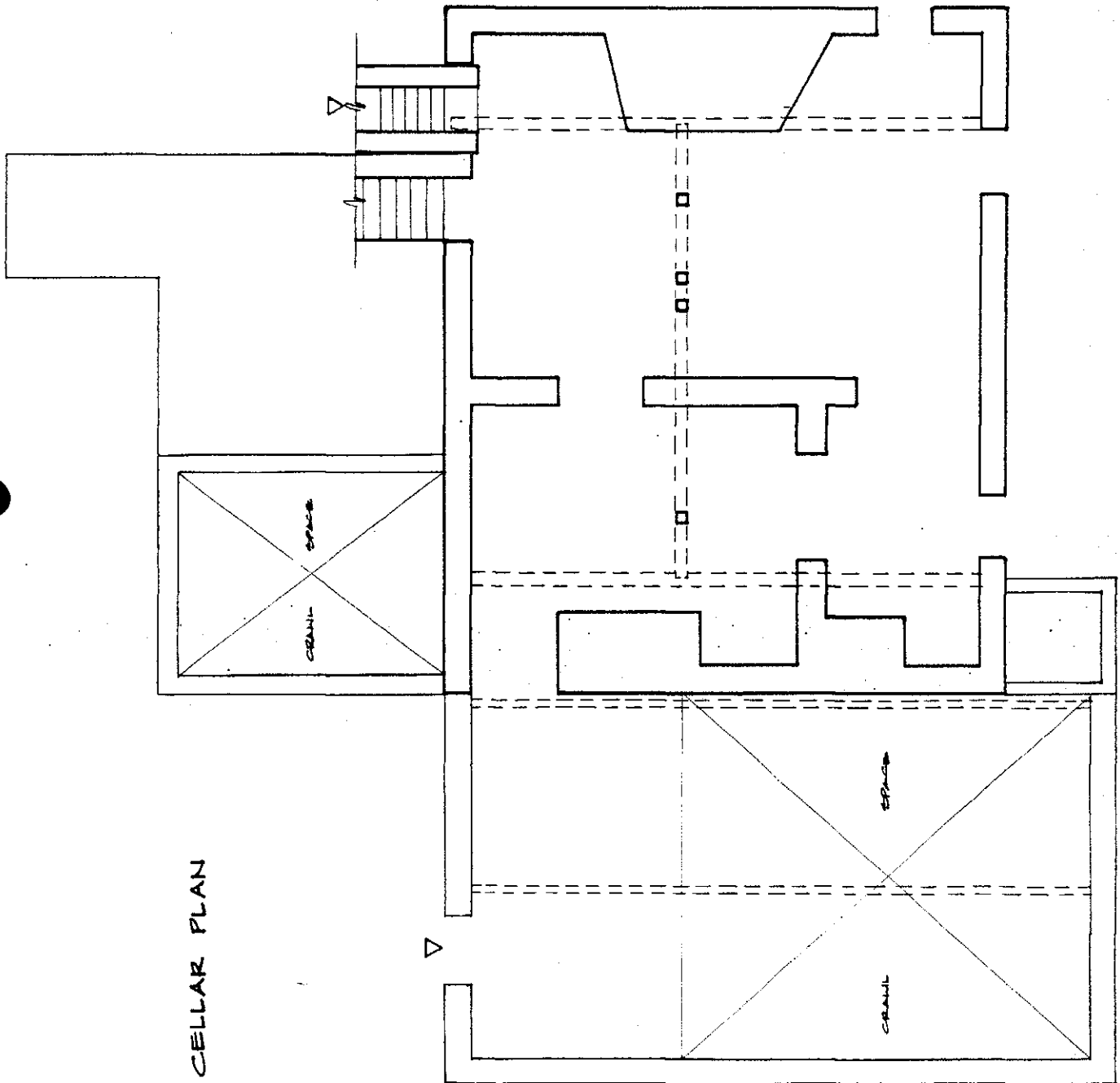


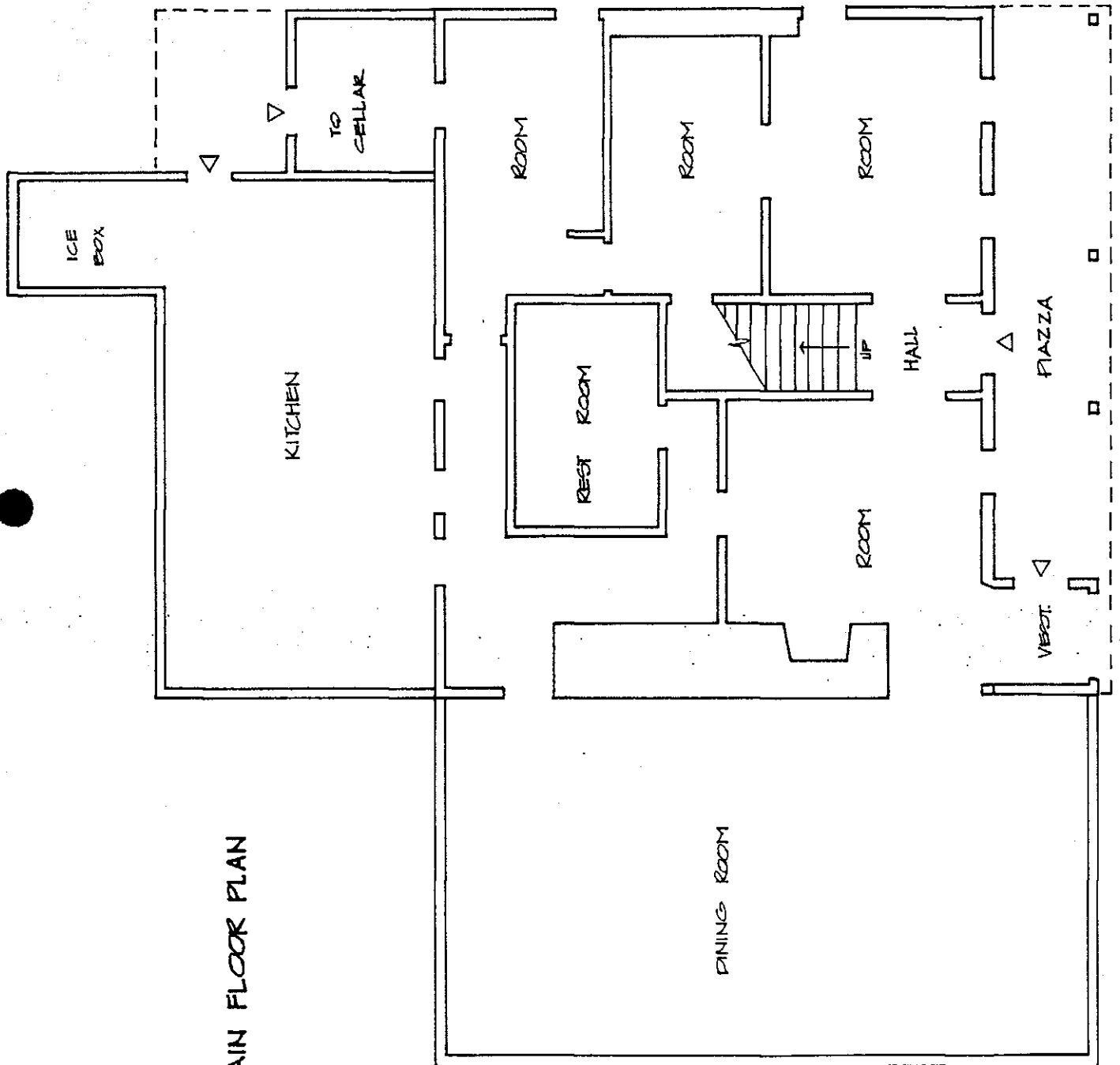
--- : DENOTES OPENINGS  
IN WALLS UNKNOWN

WARD, KIRKMAN, PATTERSON HOUSE  
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SEPT. 1985

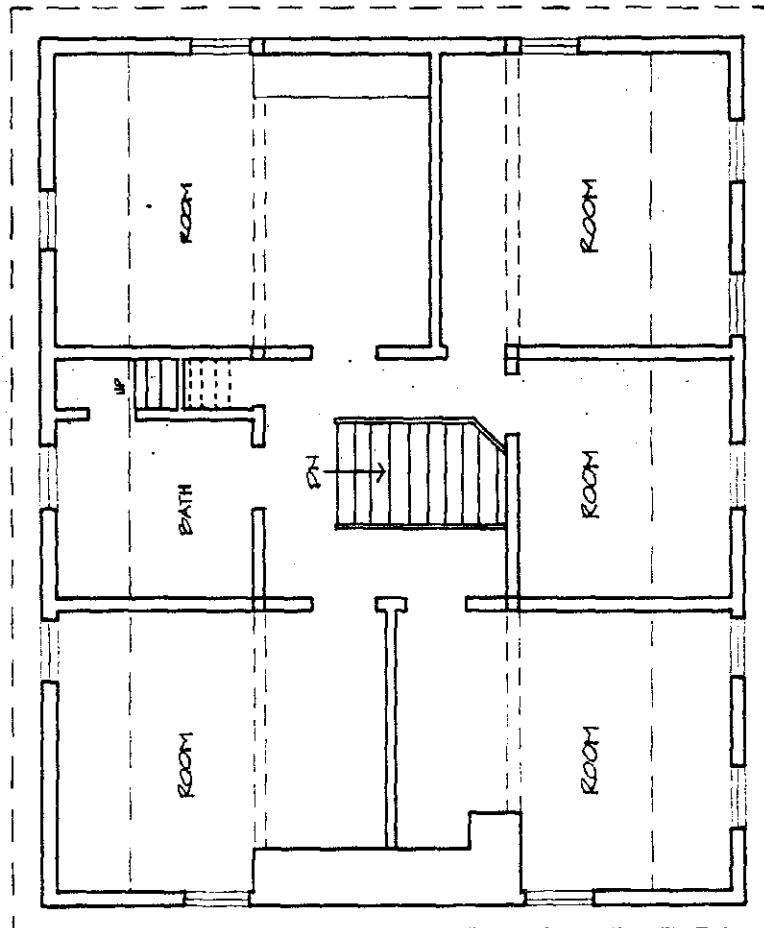




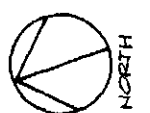




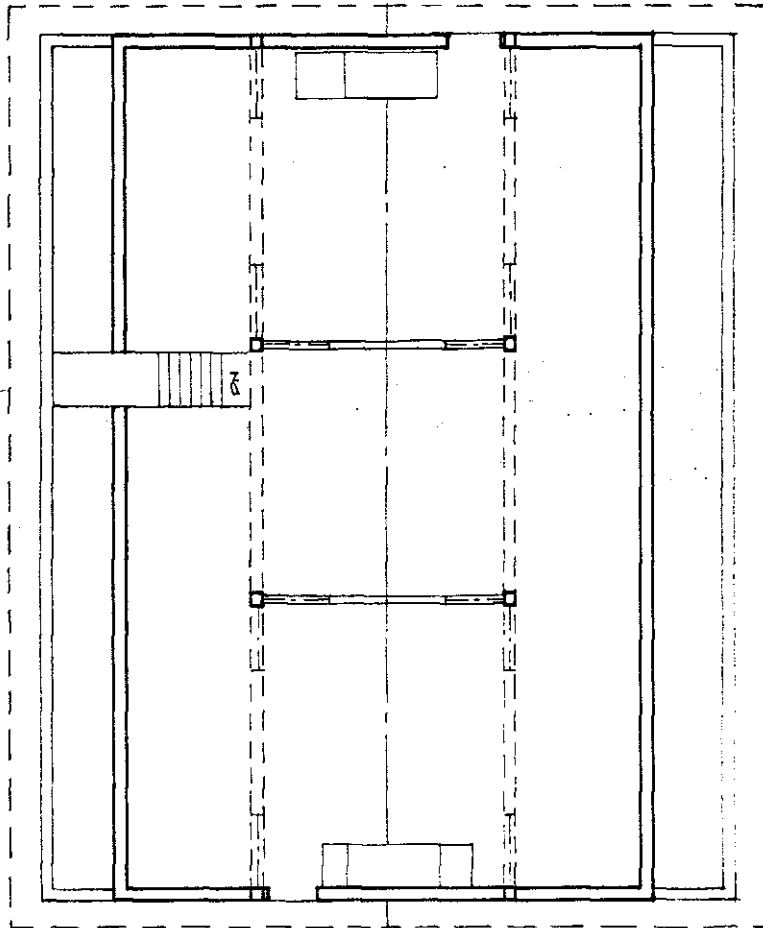
MAIN FLOOR PLAN  
NORTH



SECOND FLOOR PLAN



A circular north arrow symbol with a vertical line and a horizontal line, and the word 'NORTH' written vertically to its right.



ATTIC PLAN  
NORTH